### ORDINANCE NO. 2265

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON RELATING TO AN INTERIM COMMUNITY DEVELOPMENT GUIDE AMENDMENT TO ALLOW FOR INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND ESTABLISHING A SELECTION PROCESS FOR SUCH PROJECTS.

WHEREAS, the City has the authority to adopt an interim zoning Ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the City of Redmond is interested in promoting a diverse mix of housing types and sizes to provide for citizens of all ages and all income levels; and

WHEREAS, standard zoning practices may limit the ability of developers and builders to provide the type of diverse housing that is compatible within existing single-family neighborhoods in the City of Redmond; and,

WHEREAS, the Redmond City Council has determined that there is a need for an interim zoning Ordinance to regulate innovative housing demonstration projects and to determine whether changes are needed to the development regulations to allow for different forms of housing; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning Ordinance herein established was held prior to the adoption of this Ordinance.

NOW, THEREFORE, the City Council of the City of Redmond ordains as follows:

Section 1. The Redmond City Council makes the following findings:

- a. The purpose of this interim zoning Ordinance is to allow development of a limited number of projects to evaluate opportunities to increase the availability of innovative housing in Redmond's single-family neighborhoods.
- b. The innovative housing styles that will be allowed in all R-4 through R-8 zones under this Ordinance include but are not limited to cottages, compact single-family homes, and duplexes, triplexes, and fourplexes designed to look like single-family homes. Accessory dwelling units (ADU's) that are incorporated as part of the innovative housing are also encouraged. The city will consider other housing styles that meet the intent of this Ordinance.
  - c. The goals of innovative housing demonstration projects are to:
    - i. Increase housing supply and the choice of housing styles available in the community
    - ii. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels.
    - iii. Promote high quality design
    - iv. Allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments.
    - v. Help identify a work plan and any zoning code amendments that are necessary to support the development of innovative housing choices within single-family neighborhoods in Redmond.

d. Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow a limited number of regulated innovative housing projects.

## Section 2. Development Guide Amendment

- a. A zoning change applicable to all properties in the R-4 through R-8 zones is hereby established to allow the development standards contained in this Ordinance to apply for eligible Innovative Housing Demonstration projects.
- b. The change to the R-4 through R-8 zones shall be applicable only to those developments that comply with the provisions of the Innovative Housing Demonstration Ordinance, and which have been authorized to proceed pursuant to this Ordinance.
- c. Developments not considered under the provisions of this Ordinance are subject to the development standards contained in RCDG 20C.30 and all other applicable sections of the Redmond Community Development Guide.

# Section 3. Submittal of Innovative Housing Demonstration Project

- a. Timing. Within ninety (90) days after the effective date of this Ordinance, the City shall begin accepting applications for Innovative Housing Demonstration Project proposals.
- b. Number of developments. Except as described below, the City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type within any calendar year or within any single neighborhood, unless additional projects are allowed by the City Council as follows.

- i. The City Council may authorize the submittal of proposed Innovative Housing Demonstration Project proposals in addition to those described in Section 3b of this Ordinance, provided such proposed projects demonstrate exceptional design quality and exceptional consistency with the requirements and parameters of this Ordinance.
- ii. Proposals not authorized for submittal by the City Council may be resubmitted for consideration at the beginning of the next calendar year as long as this Ordinance remains in effect.
- iii. For purposes of this Ordinance, the first calendar year shall begin on the effective date of the Ordinance, and then on January 1 thereafter.
- c. Materials. Applications for an Innovative Housing Demonstration

  Project shall be made on forms provided by the City and shall include the following
  materials:
  - i. A site plan of the proposed development, indicating property lines, proposed setbacks, and lot coverage calculations. The site plan shall also include the location of all adjacent structures and distance to property lines, and the footprint of any existing structures on the property.
  - ii. Conceptual drawings of the proposed innovative housing type including building footprints and building elevations, floor plans, and roof plans.

- iii. A description of how the proposed development is consistent with the surrounding neighborhood character and neighborhood design standards.
- iv. A description of how the proposed development complies with all the criteria and project parameters for an innovative housing demonstration project as described in this Ordinance.
- v. A description of the proposed unit type, including proposed square footage, unit mix, and number of bedrooms per unit.
- vi. General information about the site including the number of dwelling units allowed by the zone and the number of proposed dwelling units, open space allowed and proposed, impervious surface allowed and proposed, building height allowed and proposed.
- vii. Photographs of the subject and adjacent properties keyed to the site plan.
- viii. Additional information as required by the application forms provided by the City or deemed necessary by the Review Panel to consider the application.
- ix. A conceptual site plan, including building foot print(s), demonstrating the type of development that would likely occur if the site were developed under the City's traditional zoning and design standards for the site.

d. Applications submitted under this Ordinance shall be available for public review for a minimum of two weeks prior to the neighborhood meeting described in Section 4.

### Section 4: Neighborhood Meeting Required

- a. Developers of innovative housing projects submitted under this Ordinance shall schedule and host a neighborhood meeting following the guidelines established by the Planning Department and including attendance by City staff. The neighborhood meeting shall be held within two to eight (2-8) weeks following submittal.
- b. Notice of the neighborhood meeting shall be mailed to all property owners within 500' of the proposed project with details of the proposed project including a description of any modification or flexibility in site design standards that have been requested. The City shall also make every effort to include parties who have expressed an interest in the innovative housing program and shall work with the media to inform the community about the proposed developments.
- c. Following the neighborhood meeting, the applicant shall consider public input received during the neighborhood meeting and consider recommendations, if any, for revising the proposed innovative housing project to respond to neighborhood concerns. Any revisions to the proposal shall be provided to the City within ninety (90) days of the neighborhood meeting.

#### Section 5. Authorization to Proceed

a. Within six (6) weeks of submittal of any revisions to the proposal that are made as a result of the neighborhood meeting, a Review Panel as described below shall decide which proposals will be authorized to submit development review

applications pursuant to Section 6 of this Ordinance. The Review Panel shall consider recommendations of staff, with input from the Technical Committee to determine which applications submitted under this Ordinance will be authorized to proceed to the next level of review. The review panel shall consider applications based on the responses to the criteria for consideration contained in this Ordinance. The review panel shall consist of the following representatives to be appointed by the Mayor:

- i. One member of the Redmond Planning Commission
- ii. Two members of the Redmond Design Review Board
- iii. One member of the Redmond Technical Committee
- iv. One member of any active Citizen Advisory Committee or neighborhood association for the neighborhood in which the project is located.
- vi. In instances where there is no active CAC or neighborhood association, the Mayor shall appoint a second member of the Planning Commission to serve on the review panel.
- b. In addition to the requirements contained in this Ordinance, the Review Panel shall use the following criteria in determining which applications will be authorized to proceed to the next level of review:
  - i. Consistency with the intent of the innovative housing goals of providing a variety of housing choices (specifically demonstrating, but not limited to, those housing styles identified in this Ordinance), compatibility with surrounding single-family development, and improving housing affordability options.

- c. Following authorization from the Review Panel to proceed, the applicant shall submit to the City an application for a Site Plan Entitlement to be considered under the City of Redmond Type II Permit Process, unless another permit process is required
- d. Decisions of the Review Panel in selecting proposals that are authorized to proceed as innovative housing demonstration projects may be appealed to the City Council.

#### Section 6. Permit Process

- a. Within six (6) months following authorization from the Review Panel to proceed, the applicant shall submit the appropriate development review applications as described below. The applicant may request, in writing, a maximum extension of six (6) months provided it is demonstrated to the City's reasonable satisfaction that progress has been made in preparing the submittal.
  - i. Except for Innovative Housing Demonstration Projects that involve a subdivision as defined by the City of Redmond Community Development Guide, the City shall use a Type II Review process as described in Section 20F.30.35 of the Redmond Community Development Guide to review and decide on innovative housing demonstration projects, with the additional requirements as described in Section 6(c) of this Ordinance.
  - ii. For Innovative Housing Demonstration Projects that involve a subdivision as defined by Section 20A.20.190 of the Redmond Community Development Guide, the City shall use a

Type III Review process as described in Section 20F.30.40 of the Redmond Community Development Guide to review and decide on Innovative Housing Demonstration Projects, with the additional requirements as described in Section 6(c) of this Ordinance.

- b. In addition to complying with the approval criteria stated for a Type II or a Type III review process, the applicant must demonstrate that:
  - i. Except as otherwise provided in this Ordinance, the proposal is compatible with surrounding development with respect to building heights, roof forms, property lines, parking location and screening, access, and lot coverage.
  - ii. The proposal provides elements that contribute to a sense of community within the development by including elements such as but not limited to front entry porches, common open space, and common buildings or common spaces within buildings.
- c. The applicant may propose additional modifications to the development standards requirements of the Redmond Community Development Guide upon demonstration that such modifications are important to the success of the proposal as an innovative housing project and are necessary to meet the intent of this Ordinance. The City shall prioritize review of any RCDG Code modifications that are deemed appropriate to allow for prompt consideration by the Planning Commission and City Council.
- d. In order to meet the goals of the innovative housing demonstration program, there will be flexibility with regard to some normally applicable regulations and

requirements. Standards listed in this Paragraph as well as parameters identified in Section 7 of this Ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with existing regulations. Unless otherwise specified in Section 7 of this Ordinance, all other regulations and requirements of the City of Redmond will continue to apply, except that applicants may propose additional modifications to the Redmond Community Development Guide, as provided for in Section 6(d) of this Ordinance.

- i. The minimum lot size, restriction of not more than one dwelling unit per lot, and minimum number of required parking spaces found in the Redmond Community Development Guide shall be replaced by the standards identified in Section 7 of this Ordinance.
- ii. Planning application fees for the review of the proposed project shall be based on the number of single-family units that would be allowed by the underlying zone, regardless of the number of units being built under this Ordinance.
- iii. Impact fees under the Redmond Community Development Guide shall be determined based on the impacts associated with the proposed development, and may be adjusted administratively upon demonstration that the impacts will be the same or less than those associated with a traditional development.

- iv. Stormwater fees and utility hook-up fees shall be determined based on the actual anticipated usage or on a per unit basis, whichever is less.
- e. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, site plan entitlement, or a binding site plan, nor does it exempt the project from proceeding under the review requirements for a Type II or Type III Development Review process, whichever applies or from obtaining all necessary permits required under the International Building Code.
- f. The City of Redmond reserves the right to deny an application for development under this Ordinance without prejudice.

Section 7. This table sets forth parameters applicable to innovative housing project applications.

Parameters		
Housing Types	<ul> <li>Any attached or detached single-family housing type, as defined by the Redmond Community Development Guide.</li> <li>Ownership housing is preferred, but projects that include a component of rental housing, such as Accessory Dwelling Units as part of the single-family development, are also encouraged.</li> </ul>	
Design Standards	<ul> <li>Except as specified below, regardless of the neighborhood in which the proposed development is located, the City's design standards for residential design for the Grass Lawn neighborhood as described in Ordinance 2249 shall apply, while allowing flexibility when necessary to meet the intent of this Ordinance.</li> <li>Projects located in the Willows/Rose Hill, Grass Lawn, or Downtown neighborhoods, or within other neighborhoods that adopt neighborhood residential design standards after the effective date of this Ordinance, shall comply with applicable design standards for those neighborhoods.</li> <li>Any innovative housing development proposals located in the Willows/Rose Hill neighborhood shall not preclude construction of the innovative housing development detailed in the Willows/Rose Hill Neighborhood Plan.</li> </ul>	
Setbacks and Lot Coverage	<ul> <li>Projects which meet the setbacks from adjacent properties for the zone in which the development is located are preferred. However,</li> </ul>	

Parameters		
	modifications to the setbacks and lot coverage may be considered if it is demonstrated that said modifications are required for construction of the proposed housing type.  Any modification to the setbacks and lot coverage shall minimize adverse impacts on adjoining properties.	
Unit Size Limits	<ul> <li>There shall be no minimum size requirements for the individual units, provided units meet the minimum livability standards as defined by the Building Code.</li> <li>For projects that include "size limited" housing units, a covenant restricting any increases in unit size after initial construction may be recorded against the property.</li> <li>Projects that include a mix of unit sizes within a single development are preferred, including homes that provide ground floor master suites or similar configurations with all living areas on one level</li> </ul>	
Number of Units	<ul> <li>Projects proceeding under this Ordinance shall be allowed two (2) times the density that is allowed by the underlying zone.         Additional density may be considered if it is demonstrated that the project meets the intent of this Ordinance.     </li> <li>Limitations on the number of units allowed per lot are waived.</li> <li>Existing single-family homes may remain on the subject property and will be counted as units in the total unit count.</li> </ul>	
Locations	City-wide in all R-4 through R-8 residential zoning districts.     Projects which propose more than 2X the underlying density should be located on or near an arterial or close to transit.	
Number of Developments	<ul> <li>Up to five, with no more than two projects demonstrating the same single housing type within any calendar year and within any one neighborhood.</li> <li>The City Council may authorize additional projects of any single housing type when demonstrated to be compatible with existing single-family neighborhoods.</li> </ul>	
Public Notice	<ul> <li>Neighborhood meeting, including City staff attendance, required prior to submittal of application for Type II or Type III permit review.</li> <li>Normal publishing and posting after application received.</li> <li>Mailing of notice to adjacent residents and property owners within 500 feet of the proposed development after application received.</li> </ul>	
Access Requirements and Utilities	<ul> <li>The applicant shall work directly with the Public Works and Fire Departments to determine general flexibility for utility standards, road widths, public vs. private, and turn-around requirements.</li> <li>The applicant shall verify with the Public Works department that adequate water, sewer, and stormwater capacity exists to service</li> </ul>	

Parameters	
	the proposed development.
Development Size	<ul> <li>A maximum of 12 units shall be permitted as part of any innovative housing demonstration project.</li> </ul>
Ownership Structure	<ul> <li>Subdivision</li> <li>Condominium</li> <li>Single owner for entire project (to allow rental)</li> </ul>
Community Buildings	<ul> <li>Shall be clearly incidental in use and size to the primary residential units.</li> <li>Shall be commonly owned by the residents of the development, unless otherwise approved by the Technical Committee.</li> </ul>
Accessory Dwelling Units	May be considered as part of any submittal.
ADA Compliance	<ul> <li>Developments which include a portion of the units that are fully accessible under the provisions of the Americans with Disabilities Act, exclusive of such requirements under the Building Code, are strongly encouraged.</li> </ul>
Affordability	<ul> <li>Except as provided below, developers are strongly encouraged to include housing units that provide for a broad mix of income levels, including a portion of the units that are affordable to households earning 80% or less of the King County Median Income.</li> <li>Projects located in the Willows/Rose Hill, Grass Lawn, and Downtown Neighborhoods, or senior housing developments anywhere within the City shall comply with existing affordable housing requirements.</li> </ul>
Parking	<ul> <li>Unless otherwise approved, the following minimum parking standards shall apply: <ul> <li>1 stall per unit for units under 700 square feet in size</li> <li>1.5 stalls per unit for units 700 to 1,000 square feet in size</li> <li>2 stalls per unit for units over 1,000 square feet in size</li> </ul> </li> <li>Shall be provided on the subject property.</li> <li>Should be screened from public streets and adjacent residential uses by landscaping or architectural screening.</li> <li>Shall be located in clusters of not more than 6 adjoining spaces.</li> <li>Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line.</li> <li>May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway.</li> <li>All parking structures shall have a pitched roof design with a minimum slope of 4:12.</li> </ul>
Trip Generation	The Review Panel may consider the number of vehicle trips that will be generated by a proposed innovative housing demonstration

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	project in determining its appropriateness for the location.	
Sensitive Areas	<ul> <li>All proposed innovative housing demonstration projects shall meet the criteria of the City's Critical Areas Ordinance.</li> </ul>	

Section 8. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 9. This Ordinance shall be in force and effect five days from and after its passage by the Redmond City Council and publication, as required by law, and shall expire three (3) years following its adoption unless extended by the City Council.

CITY OF REDMOND

FOR ROSEMARIE IVES, MAYOR

ATTES/T/AUTHENTICATED:

MALISA FILES, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By: JAMES E. HANE

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2265

August 10, 2005

August 16, 2005

August 16, 2005

August 22, 2005

August 27, 2005